

CATHERINE NDEGWA and)	No. ED96315
CATHERINE NDEGWA and)	
ANALE MREMA, as legal co-guardians)	
for JOHN MREMA, Plaintiffs/Respondents,)	Appeal from the Circuit Court of
)	St. Louis County
vs.)	
)	
KSSO, LLC, Defendant/Appellant,)	Honorable Robert S. Cohen
)	
and)	
)	
INDYMAC BANK, INTEGRITY LAND)	
TITLE COMPANY, INC., JOHN)	
FRIGANZA, Collector of Revenue for)	
St. Louis County, Missouri, and)	
ST. LOUIS COUNTY, Defendants.)	Filed: October 11, 2011

KSSO, LLC (Appellant) appeals from the trial court's Order and Judgment granting partial summary judgment to Catherine Ndegwa (Ndegwa) and Ndegwa and Anale Mrema (Anale), as legal co-guardians for John Mrema (Mrema) (collectively Respondents), on Count III of Respondents' first amended petition, and quieting title of certain property (the Property) in Ndegwa as Trustee of the Mrema Family Revocable Trust.

Division Three Holds: The trial court correctly granted summary judgment to Respondents and quieted title to the Property in Ndegwa as Trustee of the Mrema Family Revocable Trust, because Appellant forfeited the Property when his Collector's deed to the Property became void and invalid as a matter of law because Appellant's notice of Respondents' right to redeem the Property was late and deficient in form.

Attorney for Appellant:	Phillip K. Gebhardt
Attorneys for Respondents:	Elizabeth K. Thompson, John N. Borbonus
Attorney for Collector/County:	Robert E. Fox, Jr.
Attorney for One West Bank:	Elizabeth Kayser, Aaron Weishaar
Attorney for National 1031 Exchange:	Jay L. Levitch, Jennifer J. Raymond

THIS SUMMARY IS NOT PART OF THE OPINION OF THE COURT. IT HAS BEEN PREPARED FOR THE CONVENIENCE OF THE READER AND SHOULD NOT BE QUOTED OR CITED.